

**Catamount HOA Annual Meeting
December 27, 2019, 8:30am**

Present: John Kelly, Orlando Gonzalez, John Holloway, Murphy Markham, Ethna Cooper, Christina Trolinger, Jim Trolinger, David & Claudia Zulejkic, Brad Iversen, Jay Mirostaw, Jim Nichols, Diane Petersen, Bob King, Darlinda Baldinger, Kevin Collier, Budd Zuckerman, Jan Gasser

Proxies: Joan Gambro, Alan Wendorf Scott Lee, Jim & Mimi McRoberts, David Dacus and Charles Martyn

Others Present: Medora Fralick (CPG), Andrea Wilhelm (CPG), Joel Andersen (Metro District), Brad Price (Catamount Ranch and Club)

Introduction & Budget - Todd called the meeting to order at 8:35 but there was not initially a quorum. Medora Fralick provided a brief overview of the 2020 budget which includes no change in dues. She pointed out the HOA has built up quite a bit of reserves over the years for capital projects. In 2020, \$25,000 is budgeted to be spent on wildfire mitigation and cluster mailbox installation at the lake. Orlando inquired about the increase in cash on the balance sheet which is simply a product of the increase in DRB deposits.

President's Report – Todd Cooper

Todd briefly addressed three topics in his update – wildfire mitigation, cluster mailbox, and leash rules. Despite the moist summer, wildfire mitigation continues to be a concern for Catamount since many of the lots are adjacent to National Forest land. This year, the board hired Natural Resource Consultants to do an evaluation of Catamount and also attended an informational Wildfire conference in August. Bruce Albright volunteered his lot to undergo a “mastication process” and has invited neighbors to visit his property to see the results. In 2020, the board will utilize some reserves in order to continue studying this issue (alongside the Metro District) and develop a comprehensive plan to be disseminated to owners.

A cluster mailbox was installed at the ranch about two years ago and after much effort with the local postmaster, the Lake will finally have its own cluster mailbox installed next summer. Lastly, Todd provided a reminder about off leash rules in Catamount and why they are important for everyone's safety. Since digital leashes are not specifically addressed in the current rules, the HOA will be revising them to stipulate that dogs on digital leashes must be in a heeled position next to owner.

DRB Update – Medora

Three projects were finished last year with quite a few more expected in 2020. In general, DRB guidelines are reviewed every few years and the committee is constantly seeing a push towards the modernization of guidelines. This is often difficult to balance against maintaining consistency in the “traditional” philosophy for owners who built in years past. There are currently 25 lots at the Ranch with 6 still unbuilt and 40 lots at the lake with about 15 unbuilt. Significant DRB activity is expected at the lake this summer on at least three lots. Currently, two of the six unbuilt Ranch lots are owned by adjoining developed lots and are not expected to be developed for the time being.

Metro District Manager – Joel Anderson

Joel will be starting his 32nd year at Catamount and introduced Kevin who has been with the District for 15 years. The Metro District maintains Catamount's roads, water/sewer, dam, lake, and open spaces. The annual operating budget is around \$1M and board is made up of five lake and ranch board members. Meetings are held quarterly and the next one is scheduled for Feb 10th at 3pm at the Metro District office near golf course on highway. 2019 Metro District projects included the following:

- Jan 2nd water main break due to sustained/below-freezing temps – roughly \$40k spent with Duckels Construction and Native Excavating who assisted.
- Completion of well 1B at the Ranch which will go online in 2020 once engineering and state approval is complete.
- One of the diversion dams where Yampa River water enters the lake washed out this year due to high water flow. Native assisted with the repair at a cost of about \$20k. They performed a related/secondary project for \$30K near the dam in June to relocate another rock slide into a stilling basin, add a small service road, pump out water and examine concrete conditions.
- Duckels construction performed work on both the ranch and lake water storage tanks this year. The tanks are 20 years old and in need of paint. Fire hydrants were installed at each tank and paths were built to house temporary water storage tanks purchased from Timbers. The plan is to put both tanks out to bid for painting in alternate years -2020 and 2021.

- The 2020 budget includes two new grinder pumps at waste water lift station serving cabins/cottages and lake house

John Holloway mentioned that his and Eric Wilson's board seats are up for election at the Metro District in case anyone would like to volunteer themselves.

Consent Agenda – After a quorum was attained, there was a return to the Consent Agenda. Jon Holloway made a motion to approve the prior year meeting minutes and 2020 budget, Jan Gasser seconded that motion, and all were in favor with none opposed.

Board Election - Todd reported that Bruce Albright's board seat is up for re-election for representing the Lake lots and he is willing to serve again. Once a quorum was established, Murphy Markham made a motion to nominate him, Jon Holloway seconded the motion, and all those present were in favor with none opposed.

Club Update – Brad Price

Brad said the current theme for the club is "change." Circling back on last year's minutes, he reported that at this time there's no longer any process or dialogue about a club sale. The Periodic Table restaurant received \$150K in renovations and is now being managed by Destination Hospitality (operator of Aurum) with changes to theme and menu each quarter. This has allowed the managers to now focus more on the Lakehouse. The Periodic Table is now open to the public but owners can still charge to their accounts, count it toward their minimum, and a number of tables are reserved each night for Catamount owners. The Club is currently interviewing for a Golf Course Superintendent and had a recent change in the Golf Director position. There are two areas of focus in 2020 budget – the condition of golf course as well as enhancing the "Lake experience." There will be three pontoon boats on the lake this summer instead of two and an additional employee at the outfitter center.

Real Estate Update – Darlinda Baldinger

Seven properties were sold in 2019 and there are only seven available which is lowest in history. There is currently one house and two lots left at Golf course, and four lake properties still available - one cabin and three lots.

Other Business:

Darlinda requested the addition of holiday lighting at the Lakehouse entries at the Harrison Trail gates, similar to the Golf Club entrance. Brad Price agreed with this suggestion and said the Club would be willing to collaborate on this cost. The CROA board will re-visit this topic in conjunction with the Metro District and Club.

There was a reminder about Catamount's holiday lighting guidelines which allow Christmas lights only from Nov 15th through January 15th. Some Ranch owners have been granted an extension through winter carnival.

Jon Holloway made a motion that all Catamount holiday lights be turned off by midnight each night, Diane seconded that motion and all those present were in favor.

David Zulejkicrico inquired about the process for DRB guideline changes. In particular, he brought up concern over the way storage areas are calculated the same as living area in the total 12,000 square footage limitations. Some others agreed and the DRB was asked to examine this issue alongside homeowner feedback during the next review of DRB guidelines.

With no further comments, Todd adjourned the meeting at 10am.

Recorded by,

Andrea Wilhelm, Commercial Property Group